

Basic* Guide to Smoke Detectors

Single-Family & Condo

**This guide does NOT supersede any code, law, or ordinance, and is intended only as a guideline for real estate agents and homeowners. Please consult the applicable codes for further guidance.*

The code applicable to the house starts with the year it was built. If a renovation was done to the house which prompted an upgrade to the Smoke and Carbon Monoxide detectors, that will now be the new code edition applied to the house. Adding or altering a fire alarm system, (hard wired or low voltage) requires a permit to be pulled by the licensed electrician before doing the work and should be reviewed by the Fire Prevention Bureau to assure compliance.

PRE 1975 construction (battery)

All smoke detectors shall be less than 10 years old.

All smoke detectors go on the ceiling per Newton Ordinance.

1. **Basement:** Smoke detector at the base of the stairs. (1 smoke detector for every 1200 square feet per level)
2. Carbon Monoxide detector required in the basement.
3. **First floor:** Smoke detector at the base of the stairs. (1 smoke detector for every 1200 square feet per level)
4. Smoke/Carbon monoxide detector outside of bedroom within 10 feet of bedroom door.
5. **Second floor:** Smoke/Carbon monoxide detector outside of bedroom within 10 feet of bedroom door. (1 smoke detector for every 1200 square feet per level)
6. **Every habitable level** gets at least 1 smoke detector and carbon monoxide detector..
7. All smoke detectors shall be Photoelectric. If a required detector location is more than 20 feet away from kitchen or full bathroom an Ionization detector must be added next to the Photoelectric detector or a Dual detector may be used. (*Ionization detectors are used in pre 1975 construction only.)

1975-8/27/1997 (hard wired)

All smoke detectors shall be less than 10 years old.

All smoke detectors go on the ceiling per Newton Ordinance.

Same placement as pre 1975 construction except all smoke detectors are hard wired Photoelectric and interconnected.

1. Carbon monoxide detectors are allowed to be battery type.
2. With a 120 volt hardwired system the maximum allowable devices is 18, of which only 12 can be smoke detectors. (ie: 12 smoke detectors, 4 carbon monoxide detectors, and 2 heat detectors).

8/27/1997-2007 (hard wired with battery back-up)

All smoke detectors shall be less than 10 years old.

All smoke detectors go on the ceiling per Newton Ordinance.

Same placement as pre 1975 construction except all smoke detectors are hard wired Photoelectric and interconnected. Additionally:

1. Smoke detectors are required in all bedrooms.
2. Carbon monoxide detectors are allowed to be battery type.

January 1st 2008-present (hard wired with battery back-up)

All smoke detectors shall be less than 10 years old.

All smoke detectors go on the ceiling per Newton Ordinance.

Same placement as 1997-2007 code requirement.

1. Carbon monoxide detectors are required to be hard wired and interconnected with battery back-up.